



Above: Coomera is the site for Ingles Group Big Sky project. Right: Gainsborough Greens is earmarked for redevelopment at Pimpama. Inset: Colleen Coyne

Pimpama growth tip

THE Gold Coast's swelling population will continue to push further north and south, with the majority of major greenfield projects planned for the region to be developed in Pimpama, Coomera and the Tweed, says a leading Gold Coast-based property analyst.

Colleen Coyne Property Research director Colleen Coyne said development in more central Gold Coast areas would consist mainly of infill housing and redeveloped properties, as large sites were no longer available.

Ms Coyne said Pimpama in particular would begin moving ahead in the second half of the year.

The \$80 million water treatment facility being built at Kerkin Road North in Pimpama consists of a

wastewater treatment plant, stage one of which was completed recently, and a Class A recycled water-treatment plant, due for completion in the second half of the year.

Gold Coast City Council has announced the existing 3000 residents and businesses in the Pimpama-Coomera area would be connected to the separate recycled pipe network for non-drinking purposes from this year.

It is anticipated that they will save money on their overall water bill and not be subject to the high level water restrictions on hand-held hoses, currently enforced throughout southeast Queensland.

"The development industry has been waiting for over two years for the two treatment plants and an extensive network of pipelines to be completed, so that more land

can be released," said Ms Coyne.

"This important piece of infrastructure will pave the way for a number of planned major developments to start moving forward.

"The Pimpama-Coomera area is set to become a major focus for new development on the Gold Coast over coming years."

Gold Coast City Council has identified Pimpama-Coomera as one of the fastest growing areas in Queensland, with more than 120,000 residents expected to live in the area by 2056.

Major projects in the pipeline for Pimpama include Gainsborough Greens, which will comprise about 2400 lots and be developed by Mirvac and originally in joint venture with City Pacific; Gainsborough Park, which will comprise 750 lots and be developed by QM property; Cavillwood Investment's site at

Yawalpah Road, which will feature up to 842 dwellings and Leda Corporation's site at Yawalpah Road, to comprise 660 lots.

Ms Coyne said there were also other major new projects on the horizon for Coomera and Upper Coomera, despite billions of dollars of development already being poured into the area.

"Young Land Group is planning a major residential community on Nambucca Crescent, at Upper Coomera, which will have between 1300 and 1600 dwellings," she said.

"Ingles Group is also planning to develop Big Sky on Finnegan Way, at Coomera, which will feature about 750 lots, while Christine Thomson's Waterway Downs site will consist of up to 1500 homes.

"Development around the proposed Coomera Town Centre has

been delayed for some time. However, it is rumoured one of the original land owners, Coomera Resort Pty Ltd, will begin development of about 100 residential lots in early this year."

Ms Coyne said there were also plans for projects in the Tweed Shire, including Leda Corporation's Cobaki Lakes and Kings Forest.

She said on the central Gold Coast, development would increasingly be focused on redevelopment and infill projects.

"These will consist of either small-lot housing, townhouse or apartment developments," said Ms Coyne.

"Central Gold Coast projects will primarily be developed at higher densities on the few remaining smaller development parcels or, in most instances, will replace older developments or homes."